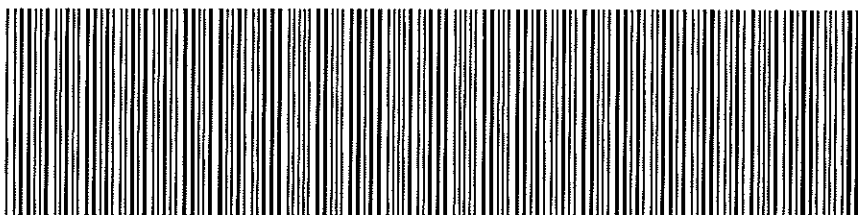


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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2012061300323001001EC59C
RECORDING AND ENDORSEMENT COVER PAGE
PAGE 1 OF 5
Document ID: 2012061300323001
Document Date: 05-17-2012
Preparation Date: 06-13-2012
Document Type: DEED
Document Page Count: 4
PRESENTER:

HOLD FOR PICK-UP-KAREN LEVINE
ADVANTAGE FORECLOSURE-FCL60749
410 NEW YORK AVENUE
HUNTINGTON, NY 11743
631-549-7721
mlasher@advantage-foreclosure.com

RETURN TO:

HOLD FOR PICK UP- KAREN LEVINE
BERKMAN, HENOCHE, PETERSON & PEDDY &
FENCHEL
100 GARDEN CITY PLAZA
GARDEN CITY, NY 11530
631-549-7721

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	4547	49	Entire Lot	901 PINE STREET
Property Type: RELIGIOUS STRUCTURE				

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES
GRANTOR/SELLER:

GREGORY T. CERCHIONE
C/O SUBIN & ASSOCIATES, 150 BROADWAY, 23RD
FLOOR
NEW YORK, NY 10038

GRANTEE/BUYER:

EVANGELICAL CHRISTIAN CREDIT UNION
955 WEST IMPERIAL HIGHWAY
BREA, CA 92821

FEES AND TAXES

Mortgage		Filing Fee:	
Mortgage Amount:	\$ 0.00		\$ 250.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	
Exemption:			\$ 0.00
TAXES: County (Basic):	\$ 0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$ 0.00		\$ 2,382.00
Spec (Additional):	\$ 0.00		
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
TOTAL:	\$ 0.00		
Recording Fee:	\$ 57.00		
Affidavit Fee:	\$ 0.00		


**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**
CITY OF NEW YORK
Recorded/Filed 06-28-2012 09:53
City Register File No.(CRFN):
2012000255426
City Register Official Signature

M 297—Supplementary Form F.
Referee's Deed in Foreclosure, 11-98.

DISTRIBUTED BY Blomberg Excelsior Inc.
NYC 10013

This Deed

Made the

11th

day of

May 17th 2012
~~JUNE 2012~~

Between

GREGORY T. CERCHIONE, ESQ.
c/o SUBIN & ASSOCIATES, LLP
150 BROADWAY, 23RD FLOOR
NEW YORK, NEW YORK 10038

Referee

duly appointed in the action hereinafter mentioned, Grantor

And

EVANGELICAL CHRISTIAN CREDIT UNION
955 WEST IMPERIAL HIGHWAY
BREA, CALIFORNIA 92821

Grantee:

Witnesseth, that the Grantor, the Referee appointed in an action between

EVANGELICAL CHRISTIAN CREDIT UNION

and

plaintiff(s),

UNIVERSAL LOVE PEACE AND JOY CHURCH OF GOD, INC., BROOKLYN UNION GAS COMPANY,
KEYSPAN ENERGY DELIVERY, NEW YORK CITY ENVIRONMENTAL CONTROL BOARD, NEW
YORK STATE DEPARTMENT OF TAXATION AND FINANCE, NEW YORK CITY DEPARTMENT OF
FINANCE

defendant(s),

foreclosing a mortgage recorded on MARCH 4, 2008 in the office of the CLERK

of the County of KINGS in liber CRFN: 2008000107805 of mortgages,

at page

in pursuance of a judgment entered at a special term of the SUPREME COURT OF THE STATE OF NEW YORK
HELD IN AND FOR THE COUNTY OF KINGS

on AUGUST 22, 2011 and in consideration of \$500.00

FIVE HUNDRED and 00/100

Dollars paid by the Grantee,

being the highest sum bid at the sale under said judgment does hereby grant and convey unto the Grantee, all the
right, title and interest of the defendants UNIVERSAL LOVE PEACE AND JOY CHURCH OF GOD, INC.

in and to

PREMISES KNOWN AS 901 PINE STREET, BROOKLYN, NEW YORK, AND ALSO KNOWN AS BLOCK
4547, LOT 49, AS MORE FULLY DESCRIBED ON SCHEDULE "A" ANNEXED HERETO AND MADE A
PART THEREOF.

ADVANTAGE FORECLOSURE SERVICES, INC.

Title No. FCL-60749-09 (File No. N/A)

**SCHEDULE A
DESCRIPTION**

Block 4547 and Lot 49

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, designated on the Tax Map of the City of New York, for the Borough of Brooklyn, as said Tax Map was on June 25, 1951, as Section 14, Block 4547, Lots 49 and 50.

(Which is now known as Lot No. 49)

The above lot being more particularly bounded and described as follows:

BEGINNING at a point on the Easterly side of Pine Street, distant 260.00 feet Southerly from the corner formed by the intersection of the said Easterly side of Pine Street with the Southerly side of Wortman Avenue;

RUNNING THENCE Easterly, at right angles to the said Easterly side of Pine Street, 100.00 feet;

THENCE Southerly, parallel with the said Easterly side of Pine Street, 40.00 feet;

THENCE Westerly, again at right angles to the said Easterly side of Pine Street, 100.00 feet to a point on the Easterly side of Pine Street;

THENCE Northerly, along the said Easterly side of Pine Street, 40.00 feet to the point or place of BEGINNING.

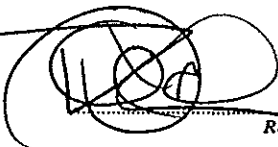
Premises known as 901 Pine Street, Brooklyn, New York

To have and to hold the premises herein granted unto the Grantee
and assigns forever.

EVANGELICAL CHRISTIAN CREDIT UNION

Whenever the text hereof requires, the singular number as used herein shall include the plural and all genders.

In Witness Whereof, the Grantor has hereunto set his hand and seal, the date first above written.


Referee L. S.

In Presence of:

GREGORY T. CERCHIONE, ESQ.

State of New York

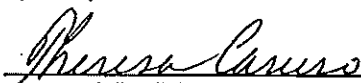
County of NEW YORK

ss.:

ACKNOWLEDGMENT RPL 309-a (Do not use outside New York State.)

On JUNE 11, 2012 before me, personally appeared

GREGORY T. CERCHIONE ESQ. (Referee)
personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


(Signature and office of individual taking acknowledgment)

SEAL
THERESA CARUSO
Notary Public, State of New York
No. 01CA6010794
Qualified in New York County
Commission Expires July 27, 2014

Refd

REFEREE'S DEED IN FORECLOSURE

GREGORY T. CERCIONE, ESQ.

TO

EVANGELICAL CHRISTIAN CREDIT UNION

Dated,

STATE OF NEW YORK

County of KINGS ss.

RECORDED ON THE

day of _____
at _____ o'clock _____ M.
in Liber _____ of Deeds
at Page _____ and examined

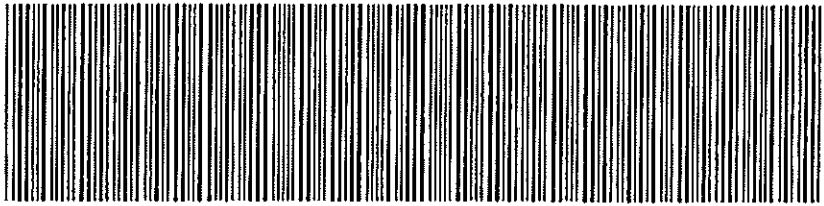
CLERK

PLEASE RECORD AND RETURN TO:

BERKMAN, HENOKH, PETERSON,
PEDDY & FENCHEL, P.C.
100 GARDEN CITY PLAZA, 3RD FLOOR
GARDEN CITY, NEW YORK 11530

Reserve this space for use of Recording Office.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



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SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2012061300323001

Document Date: 05-17-2012

Preparation Date: 06-13-2012

Document Type: DEED

ASSOCIATED TAX FORM ID: 2012050500008

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT

2

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
 Month Day Year

C3. Book OR C4. Page
 C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 901 PINE STREET BROOKLYN 11208
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name EVANGELICAL CHRISTIAN CREDIT UNION
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address
 LAST NAME / COMPANY FIRST NAME

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel

5. Deed Property Size X OR ACRES

6. Seller Name CBRCHIONB GREGORY T
 LAST NAME / COMPANY FIRST NAME

CITY REGISTER

JUN 15 2012

9. Check the box below which most accurately describes the use of the property at the time of sale:

- A ☐ One Family Residential C ☐ Residential Vacant Land E ☐ Commercial G ☐ Entertainment / Amusement I ☐ Industrial
 B ☐ 2 or 3 Family Residential D ☐ Non-Residential Vacant Land F ☐ Apartment H ☒ Community Service J ☐ Public Service

SALE INFORMATION

10. Sale Contract Date 5 / 17 / 2012
 Month Day Year

11. Date of Sale / Transfer 5 / 17 / 2012
 Month Day Year

12. Full Sale Price \$ 5,000
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale

14. Check one or more of these conditions as applicable to transfer:

- A ☐ Sale Between Relatives or Former Relatives
 B ☐ Sale Between Related Companies or Partners in Business
 C ☐ One of the Buyers is also a Seller
 D ☐ Buyer or Seller is Government Agency or Lending Institution
 E ☒ Deed Type not Warranty or Bargain and Sale (Specify Below)
 F ☐ Sale of Fractional or Less than Fee Interest (Specify Below)
 G ☐ Significant Change in Property Between Taxable Status and Sale Dates
 H ☐ Sale of Business is Included in Sale Price
 I ☐ Other Unusual Factors Affecting Sale Price (Specify Below)
 J ☐ None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill



15. Building Class M, 1 16. Total Assessed Value (of all parcels in transfer) 2,539,800

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional Identifier(s))
BROOKLYN 4547 49

201205050000820104

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

 <small>BUYER SIGNATURE</small> BUYER		5/18/12 <small>DATE</small>		BERKMAN, HENOKH, PETERSON, PEDDY & FENCHER, P.C. 222-6200 <small>BUYER'S ATTORNEY</small> <small>FIRST NAME</small>	
955 WEST IMPERIAL HIGHWAY <small>STREET NUMBER</small>		BREA <small>STREET NAME (AFTER SALE)</small>		222-6200 <small>TELEPHONE NUMBER</small>	
BREA <small>CITY OR TOWN</small>		CA <small>STATE</small>		92821 <small>ZIP CODE</small>	
		 <small>SELLER SIGNATURE</small>		6/11/12 <small>DATE</small>	

2012050500008201